



LITTLE CAESARS

11374 Buchanan Trail East | Waynesboro, PA | 17268



OFFERING MEMORANDUM

Bennett Williams
RETAIL

bennettwilliams.com | 717.843.5555

Phone: 717.843.5555 | bennettwilliams.com



DISCLAIMER:

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

FOR MORE INFORMATION:

ABE KHAN

akhan@bennettwilliams.com

JOE SPAGNOLA

joe@bennettwilliams.com

BRADLEY ROHRBAUGH

brohrbaugh@bennettwilliams.com

CHAD STINE

cstine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 East Uwchlan Avenue
Suite 409, Exton, PA 19341

LANCASTER OFFICE:

150 Farmington Lane
Suite 201, Lancaster, PA 17601

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PROPERTY OVERVIEW

- 10-year long term NNN lease (zero landlord responsibility) with Little Caesars in a growing Waynesboro, PA market.
- Lease is guaranteed by an experienced, strong, local multi-unit operator.
- Property provides an investor with a stable, long term income stream.
- Site allows for a buyer to lease additional square footage, to improve the rent roll.

ADDRESS:

11374 Buchanan Trail East
Waynesboro, PA 17268

LOT SIZE:

0.88 Acres

BUILDING SIZE:

3,000 SF

PROPERTY TYPE:

Free-Standing Retail Building

NOI:

\$38,000 / Year

SALE PRICE:

\$633,333

CAP RATE:

6.0%

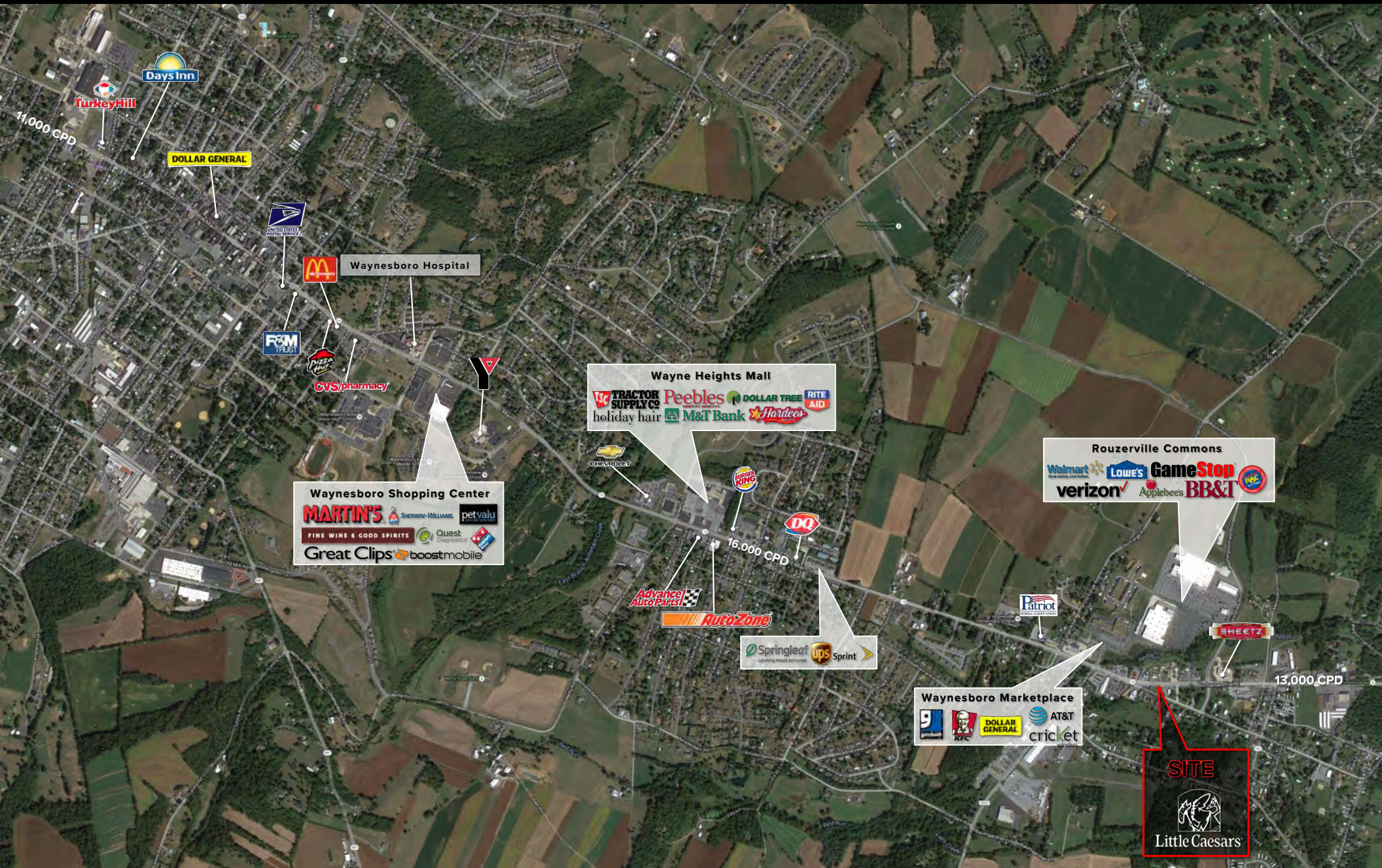
TENANTS:



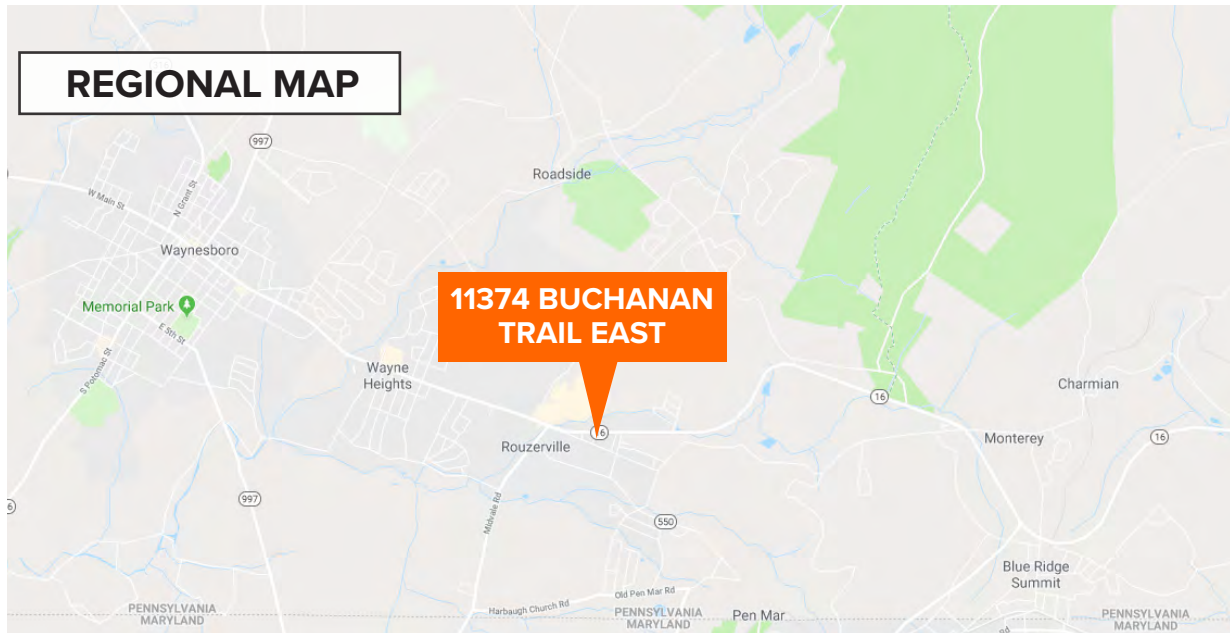








REGIONAL MAP



11374 BUCHANAN TRAIL EAST

BIRDSEYE



11374 BUCHANAN TRAIL EAST

DEMOGRAPHICS

5 MILES

7 MILES

10 MILES

Population

29,829

41,534

72,850

Total Employees

9,379

11,205

20,499

Average HHI

\$71,386

\$76,929

\$83,846

Number of Households

12,217

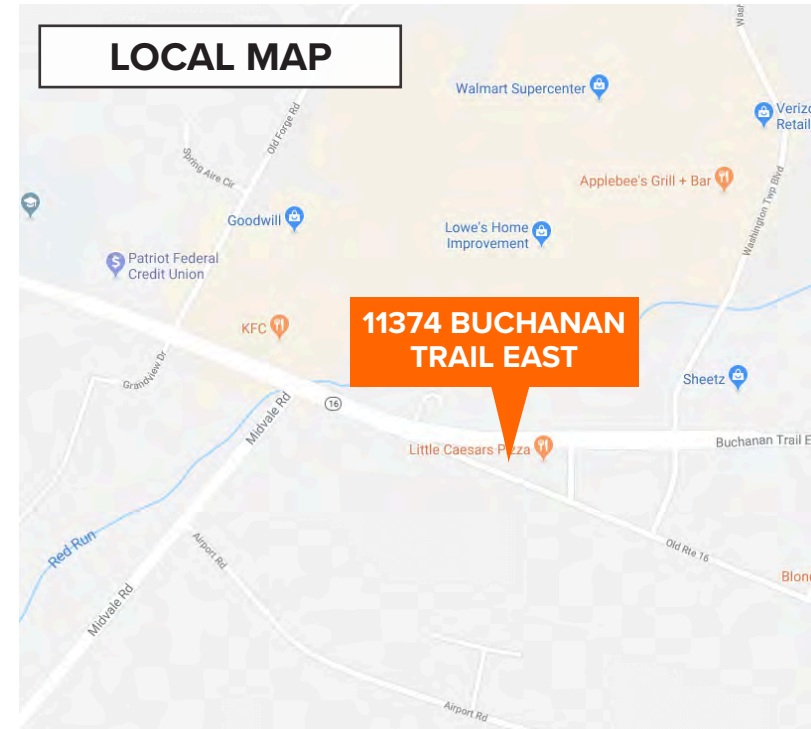
16,650

28,388

TRAFFIC COUNTS

OLD ROUTE 16: 13,000 VPD | BUCHANAN TRAIL EAST: 15,000 VPD

LOCAL MAP



11374 BUCHANAN TRAIL EAST



LITTLE CAESARS was founded in 1959 by Mike Ilitch and his wife Marian in the Garden City suburb of Michigan. Famous for its “Pizza, Pizza” catchphrase, Little Caesars is the 3rd largest pizza chain in the United States. Along with their locations within the United State, the company has franchise locations in Asia, the Middle East, Australia, Canada, Latin America and the Caribbean. The chain is currently the fastest-growing pizza chain in the United States.

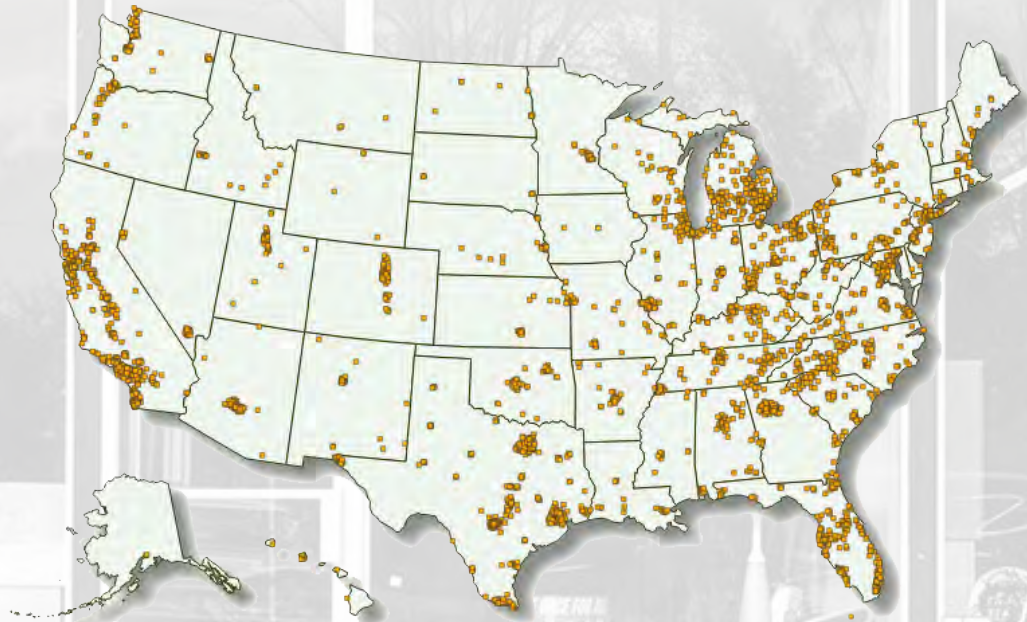
LITTLE CAESARS COMPANY OVERVIEW

LOCATIONS

3,150+
(est. 2017)

WEBSITE

www.LittleCaesars.com



TENANT
LEASE
SUMMARY

TENANT

Little Caesars

TERM

10 Years

SQUARE FOOTAGE

2,300 SF

RENT

Year 1-5: \$38,000 / Yr
Year 6-10: \$41,800 / Yr

LEASE COMMENCEMENT DATE

10/1/2017

LEASE EXPIRATION DATE

1/31/2028

LEASE TYPE

NNN

OPTIONS

(1) 10 Year Option

OPTION RENT

Years 11-15: \$45,980 / Yr
Years 16-20: \$50,578 / Yr



MARKET OVERVIEW



EDUCATION

TOP UNIVERSITIES:

1. Penn State Mont Alto
2. Wilson College
3. Franklin County Career & Tech

TOP CONCENTRATIONS:

1. Veterinary Technician
2. Registered Nursing
3. General Human Development

Wilson College is ranked fifth in the “best value” category among regional colleges in the North, and is rated 11th overall in the same classification.



FRANKLIN COUNTY OVERVIEW

Franklin County is located in south central Pennsylvania midway between Philadelphia and Pittsburgh. The southern boundary of the County is also the boundary between Pennsylvania and Maryland, also known as the Mason-Dixon Line. With the diversity of Franklin County's economic base, the residents enjoy the advantages of both urban and rural opportunities within the County. Due to this diversified makeup and the rich history of Franklin County, tourism is a major component of the county's economy.



TOTAL POPULATION

152,707 (2017)



MEDIAN AGE

40.9 (2017)



MEDIAN HH INCOME

\$55,751 (2017)



NUMBER OF EMPLOYEES

71,226 (2017)

EMPLOYMENT

TOP INDUSTRIES (2017)

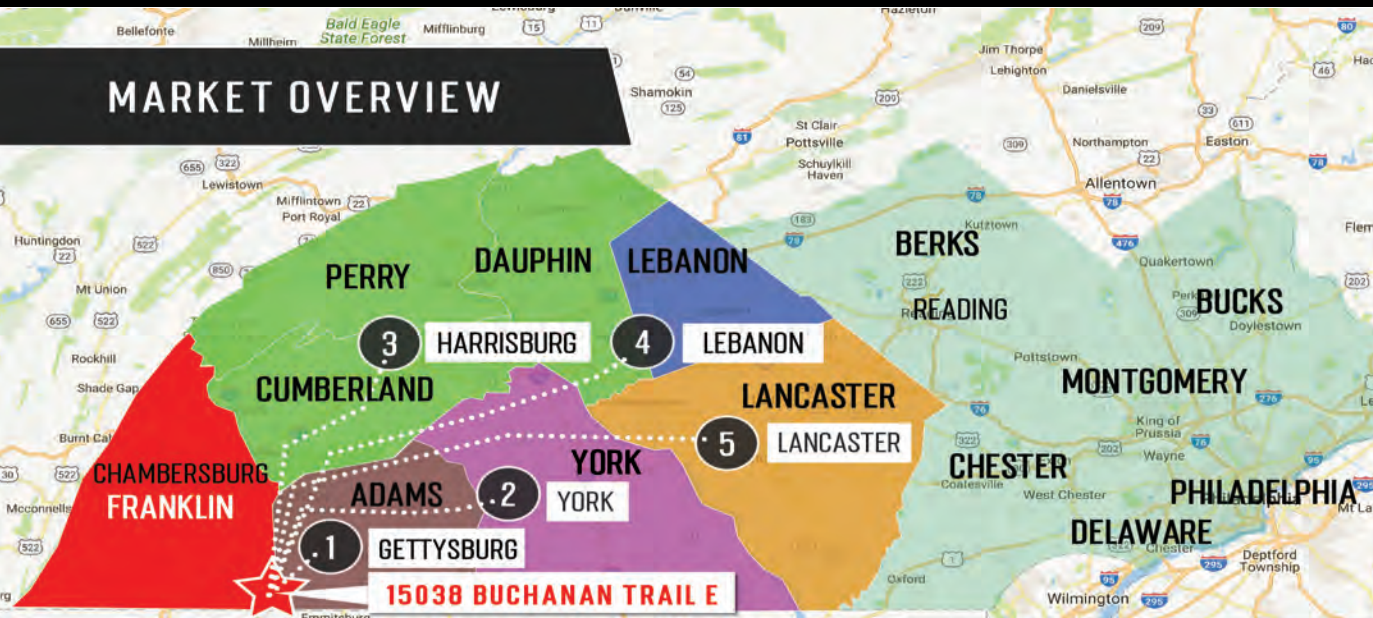
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|-------------------------------------|-------|
| 1. Health Care & Social Assistance: | 16.4% |
| 2. Manufacturing: | 14.5% |
| 3. Retail Trade: | 12.4% |

TOP EMPLOYERS (2018)

1. Federal Government
2. The Chambersburg Hospital
3. Chambersburg Area School District
4. Aerotek Inc
5. Grove US LLC
6. Summit Physician Services
7. Bowhead Integrated Support Services



MARKET OVERVIEW



LOCATION		DRIVE TIME (FROM SITE)	
1	GETTYSBURG	15.7 MILES	25 MINUTES
2	YORK	53.1 MILES	1 HOUR 9 MINUTES
3	HARRISBURG	57.9 MILES	1 HOUR 10 MINUTES
4	LEBANON	89.4 MILES	1 HOUR 35 MINUTES
5	LANCASTER	93.9 MILES	1 HOUR 42 MINUTES

FRANKLIN COUNTY FACTS

- Franklin County ranks in the top ten for growth among Pennsylvania's 67 counties.
- Franklin County has "shovel ready" sites. The County offers more than 1,500 acres of developable land, all of which are conveniently located to major transportation corridors and public utilities.
- With reasonable lodging rates and more than 1,700 hotel rooms, the county's convenient location couples early frontier, Underground Railroad, and Civil War history with seasonal beauty, year-round recreation, and old-fashioned, hometown appeal.
- The county is within 30 minutes of historic Gettysburg and Antietam National Military Parks and 15 minutes of Hagerstown, MD; 30 minutes of Frederick, MD; 60 minutes of Harrisburg, PA; and within 75 minutes of the Baltimore/Washington D.C. metro areas, thus creating even more access to recreation, shopping, and cultural activities.

ENTERTAINMENT & ATTRACTIONS



WHITETAIL RESORT



CAPITOL THEATRE



PENN NATIONAL GOLF CLUB & INN



TUSCARORA MOUNTAIN WINERY



ABOUT BENNETT WILLIAMS COMMERCIAL

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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